

PLANNING AND ZONING COMMISSION
Monday, June 8, 2009 – MINUTES – Regular Session

Call to Order: Time In: 7:00 p.m.

The Planning and Zoning Commission of the Village of Canal Winchester met on the above date for a regular session and was called to order by Mr. Christensen.

Roll Call

Present: Mr. Christensen, Mr. Graber, Mr. Knowlton, Dr. Konold, Ms. Solomon, Mr. Vasko and Mr. Wynkoop.

Mr. Christensen welcomed Joe Abbott from the Landmarks Commission to tonight's meeting for the Preservation Area Application #PA-09-04.

Approval of Minutes

Dr. Konold made a motion to approve the minutes of the May 11, 2009 regular Commission meeting as presented. Mr. Vasko seconded the motion. The motion passed unanimously.

Public Comment - none.

Public Hearing

Item 1 & 2. Variance Application #VA-09-04 and Preservation Area Application #PA-09-04 Property Owners and Applicants Donald and Deborah Carpenter for property located at 130 West Columbus Street, are requesting a variance to Section 1195.04 (c) (1) to increase the maximum 720 sq. ft. for an accessory structure by approximately 700 sq. ft. to increase the size of an existing detached garage. Allan Neimayer, Planning & Zoning Administrator, gave the staff report. Donald and Deborah Carpenter were present to answer questions from the Commission.

Mr. Knowlton asked what the additional space would be used for. Mr. Carpenter said to store his boat. Vasko asked what materials would be used for the addition. Mr. Carpenter said the siding and roof materials on the existing garage would be used on the addition. The existing picket fence next to the garage would be removed.

Mr. Christensen opened the floor for public comments. There were none.

Mr. Vasko made a motion to close the public hearing. Mr. Knowlton seconded the motion. The motion passed unanimously.

Mr. Vasko made a motion to approve Application #VA-09-04 to increase the maximum 720 sq. ft. for an accessory structure by approximately 700 sq. ft. to increase the size of an existing detached garage. Mr. Knowlton seconded the motion. The motion passed 6 – 1 with Mr. Knowlton voting no.

Dr. Konold made a motion to approve Application #PA-09-04, the approximately 700 sq. ft. addition to the existing detached garage in the Preservation Area as presented. Mr. Vasko seconded the motion. The motion passed unanimously (8 – 0).

Pending Item

Item 3. Site Development Plan Application #SDP-09-01

Mr. Neimayer explained Application #SDP-09-01 was tabled by the Commission at their April 13, 2009 meeting pending the outcome of the Applicant's appeal of the Commission's denial of Variance Application #VA-09-03. Council acted to uphold the Planning and Zoning Commission's denial of that variance application. Therefore, the Commission now needs to dismiss Application #SDP-09-01. Mr. Wynkoop made a motion to dismiss Application #SDP-09-01. Mr. Graber seconded the motion. The motion passed unanimously (7 – 0).

Old Business – none.

New Business

1. Mr. Christensen informed the Commission that Council's Old Town Committee has formed an ad hoc committee to discuss the existing development standards in the Preservation Guidelines for new construction in the Old Town Area. This committee will consist of 2 members each from Council, Planning and Zoning Commission and Landmarks Commission. Mr. Wynkoop and Mr. Vasko will represent Planning and Zoning Commission on this committee.

Planning and Zoning Administrator's Report

1. Mr. Neimayer informed the Commission that Council has passed the amendment to the Zoning Code that divides the multi-family zoning district (formerly AR-1) into two subdistricts: MF-A and MF-C. The Commission now needs to think how the Zoning Map needs to be adjusted to reflect this newly adopted Zoning Code amendment. Mr. Neimayer stated there are a total of 7 properties affected of which 2 properties are currently undeveloped. The property owners of those 2 properties will be invited to the Commission's July meeting to begin discussing what zoning district classification for their respective property.
2. Mr. Neimayer stated he has recent Zoning Bulletins to forward to Commission members. He asked about the CD that was to be passed around. Although several members stated they have not reviewed the CD, it was unclear who actually has the CD. Mr. Neimayer asked that all members check their homes.

Adjournment

Mr. Vasko made a motion to adjourn this regular meeting of the Planning and Zoning Commission. Mr. Graber seconded the motion. The motion passed unanimously.

Time Out: 7:18 p.m.

Date _____

Bill Christensen, Chairman

Jeff Graber, Secretary

NOTE: The minutes set forth herein are an extract of the Planning and Zoning Commission meeting. Anyone desiring a transcript of the complete minutes of the Planning and Zoning Commission meeting may obtain the same at a cost of \$10.00 per page.